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Montagu Evans LLP  
5 Bolton Street  
London  
W1J 8BA

Application Ref: **2016/5890/P**  
Please ask for: **Michael Cassidy**  
Telephone: 020 7974 **5666**

9 May 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non Material Amendments to planning permission**

Address:

**44 - 44a Gloucester Avenue  
London  
NW1 8JD**

Proposal: Amendments to planning permission granted under reference 2015/1243/P (demolition of existing buildings identified as Number 2 at the northwest corner of the site and Number 4 at the eastern corner of the site to provide a new ground plus 5 upper storey building along the north west part of the site and a ground plus 2 storey building at the eastern corner and refurbishment of existing building on site to create 40 residential units, employment floor area (Class B1a), car parking and landscaping within the courtyard with ancillary works), dated 30 November 2015 to include addition of external meters, hidden by front entrance gates; replacement of existing brickwork boundary wall to 42 Gloucester Avenue; relocation of commercial unit entrance doors facing courtyard; additional louvers added to existing wall adjacent to Network Rail; replacement of window with louver to the tallest building facing the courtyard; installation of entrance gates flush with front Georgian building; addition of acoustic louver screen to the central building; a centralised gas boiler resulting in a single flue, removing the requirement for individual flues and amendments to internal layout at basement level to facilitate 76 cycle spaces.

Drawing Nos: Replacement

173\_GA\_-01 Rev Q Proposed Basement Floor Plan, 173\_GA\_00 Rev M Proposed Ground Floor Plan, 173\_GA\_01 Rev J Proposed First Floor Plan, 173\_GA\_02 Rev H -



Proposed Second Floor Plan, 173\_GA\_03 Rev F - Proposed Third Floor Plan, 173\_GA\_04 Rev G - Proposed Fourth Floor Plan, 173\_GA\_05 Rev F - Proposed Fifth Floor Plan, 173\_GA\_ROOF Rev D - Proposed Roof Plan, 173\_GE\_00 Rev H - Proposed General Elevation, 173\_GE\_01 Rev E - Proposed General Elevation, 173\_GE\_02 Rev E - Proposed General Elevation, 173\_GE\_03 Rev E - Proposed General Elevation - 173\_GE\_04 Rev D - Proposed General Elevation in Context, 173\_GS\_00 Rev C - Proposed General Section, 173\_GS\_01 Rev D - Proposed General Section, 173\_GS\_02 Rev C - Proposed General Section and 173\_GS\_03 Rev D - Proposed General Section.

Drawing Nos: Superseded

173\_GA\_-01 Rev L Proposed Basement Floor Plan, 173\_GA\_00 Rev J Proposed Ground Floor Plan, 173\_GA\_01 Rev G Proposed First Floor Plan, 173\_GA\_02 Rev G - Proposed Second Floor Plan, 173\_GA\_03 Rev E - Proposed Third Floor Plan, 173\_GA\_04 Rev F - Proposed Fourth Floor Plan, 173\_GA\_05 Rev E - Proposed Fifth Floor Plan, 173\_GA\_ROOF Rev C - Proposed Roof Plan, 173\_GE\_00 Rev E - Proposed General Elevation, 173\_GE\_01 Rev D - Proposed General Elevation, 173\_GE\_02 Rev D - Proposed General Elevation, 173\_GE\_03 Rev D - Proposed General Elevation - 173\_GE\_04 Rev C - Proposed General Elevation in Context, 173\_GS\_00 Rev B - Proposed General Section, 173\_GS\_01 Rev B - Proposed General Section, 173\_GS\_02 Rev B - Proposed General Section and 173\_GS\_03 Rev C - Proposed General Section.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 This would involve replacing Condition 2 of the planning permission granted on 30/11/2015 under reference number 2015/1243/P (as amended by application 2016/1564/P approved on 26/08/2016) with the following condition:

#### REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Numbers

173\_GA\_-01 Rev Q Proposed Basement Floor Plan, 173\_GA\_00 Rev M Proposed Ground Floor Plan, 173\_GA\_01 Rev J Proposed First Floor Plan, 173\_GA\_02 Rev H - Proposed Second Floor Plan, 173\_GA\_03 Rev F - Proposed Third Floor Plan, 173\_GA\_04 Rev G - Proposed Fourth Floor Plan, 173\_GA\_05 Rev F - Proposed Fifth Floor Plan, 173\_GA\_ROOF Rev D - Proposed Roof Plan, 173\_GE\_00 Rev H - Proposed General Elevation, 173\_GE\_01 Rev E - Proposed General Elevation, 173\_GE\_02 Rev E - Proposed General Elevation, 173\_GE\_03 Rev E - Proposed General Elevation - 173\_GE\_04 Rev D - Proposed General Elevation in Context, 173\_GS\_00 Rev C - Proposed General Section, 173\_GS\_01 Rev D - Proposed General Section, 173\_GS\_02 Rev C - Proposed General Section, 173\_GS\_03 Rev D - Proposed General Section, 173\_LA\_00 Rev A - Proposed Landscape Plan, 173\_LFT\_00 Rev A - Proposed Lifetime Home Compliance Drawing -

General Arrangement, 173\_LFT\_01 Rev A - Proposed Lifetime Home Compliance Drawing - General Arrangement, 173\_WHC\_00 Rev A - Proposed Wheelchair Adaptability Drawing, 173\_BS\_00 Rev A - Proposed Bay Study Details, 173\_BS\_01 Rev A - Proposed Bay Study Details, 173\_BS\_02 Rev A - Proposed Bay Study Details and 173\_BS\_03 Rev A - Proposed Bay Study Details.

#### Supporting Documents

Planning Statement, Design and Access Statement plus appendices, Acoustic Report, Sustainability Statement, Heritage Statement, Ecology Report and BREEAM Report, Tree Assessment, Sunlight and Daylight Report, Basement Impact Assessment including Ground Movement Survey, Transport Assessment, Travel Plan, Construction Management Plan, Air Quality Assessment, Energy Statement and Construction Logistics Plan.

Reason: For the avoidance of doubt and in the interest of proper planning.

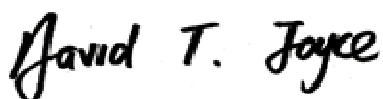
The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

#### Informative(s):

- 1 You are advised that this decision relates only to the changes set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 30/11/2015 under reference number 2015/1243/P (as amended by application 2016/1564/P approved on 26/08/2016) and is bound by all the conditions and obligations (as amended by this application) attached to that permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully



David Joyce  
Director of Regeneration and Planning

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